



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAR - 6 2015

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

SUBDIVISION NAME: HALF MOON MEADOW

OWNER(S) OF RECORD:

Name: CHRIS D. HAGEN Phone: _____

Mailing Address: 600 HARBOR BLVD.

City, State, Zip: BURBANK, WA 99323

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: PRAIRIE DOG DEVELOPMENT, LLC Phone: 406-261-9432

Mailing Address: 719 3RD ST W

City, State, Zip Code: WHITEFISH MT 59937

Email: JIM@DISCOVERWHITEFISH.COM

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: <u>A2Z ENGINEERING (LLC)</u> 755-7888	CORDI SURVEYING
Mailing Address: <u>138 E. CENTER ST. STE A</u>	Phone: <u>862-9977</u>
City, State, Zip: <u>KALISPELL MT 59901</u>	<u>BOX 323</u>
Email: <u>CSMITH@A2ZENGINEERING.COM</u>	<u>WHITEFISH MT 59937</u>
	<u>SCORDI@CENTURYTEL.NET</u>

Name: LAND SOLUTIONS Phone: 406-644-2658

Mailing Address: 36708 LEON ROAD

City, State, Zip: CHARLO MT 59824

Email: land.solutions@blackfoot.net

LEGAL DESCRIPTION OF PROPERTY:

Street Address HALF MOON ROAD COLUMBIA FALLS

City/State & Zip COLUMBIA FALLS MT 59912

Assessor's Tract No.(s) 0123350 Lot No.(s) TR 1 COS 17842

Section 12 Township 30 N Range 21 W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: RESIDENTIAL
SUBDIVISION

Number of Lots or Rental Spaces 47 Total Acreage in Subdivision 58.576
Total Acreage in Lots 52.05 Minimum Size of Lots or Spaces 1.005 ac
Total Acreage in Streets or Roads 5.273 Maximum Size of Lots or Spaces 1.801
Total Acreage in Parks, Open Spaces and/or Common Areas 0.454 ac

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 47 Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: NONE

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL,
WHITEFISH, OR COLUMBIA FALLS? NO

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$825,000

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel ☒ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* Water System: _____ Individual _____ Shared _____ Multiple User ☒ Public

* Sewer System: ☒ Individual _____ Shared _____ Multiple User _____ Public

Other Utilities: ☒ Cable TV ☒ Telephone ☒ Electric ☒ Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul

Mail Delivery: ☒ Central _____ Individual _____ School District: Columbia Falls #6

Fire Protection: _____ Hydrants ☒ Tanker Recharge _____ Fire District: Columbia Falls Rural

Drainage System: SWALE AND INFILTRATOR SYSTEM

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: TRACKING PADS AND
SILT FENCES AS NECESSARY

VARIANCES: ARE ANY VARIANCES REQUESTED? NO (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED
BELOW: (The Commission shall not approve a variance unless it finds that all of the following are met)

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (If submitting bound copies of the application materials, please also include one unbound copy for replication purposes).
2. 14 folded copies of the preliminary plat. (Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).
3. One reproducible set of supplemental information (See Appendix B -Flathead County Subdivision Regulations).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (see attached form). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

PRAIRIE DOG DEVELOPMENT, LLC

Chris D. Hag member
Applicant Signature

2-12-15
Date

Chris D. Hag
Owner(s) Signature (all owners must sign)

2-15-15
Date

HALFMOON MEADOW PHASING PLAN

Phase 1: Lots 1-19

Construct and pave to county standards Sawtooth Trail from Half Moon Road to the south edge of Lot 13 and construct a paved temporary cul-de-sac at that point. Construct a water system including wells, well house, and main line to the end of the cul-de-sac. Individual water service lines will be extended to each lot's property line. Power, phone, and cable t.v. service will be installed within the right of way or conduit will be installed suitable for pulling these utilities upon construction of home on the lot.

Construct and pave a school bus cul-de-sac from Halfmoon Road east along the west edge of Lot 37. Install a paved walking path from the north entrance of Sawtooth Trail to the bus turnaround. Construct a wind shelter at the bus turnaround for use by the students.

Construct any storm water detention facilities proposed for roadways.

Install group mailbox at U.S. Post Office approved site on Sawtooth Trail near the north entrance to Halfmoon Road.

Improvements completed by fall of 2015.

Phase 2: lots 20-47

Construct and pave to county standards Sawtooth Trail from the south edge of Lot 13 to the south entrance at Half Moon Road. Remove temporary cul-de-sac. Construct and pave Sawtooth Court. Extend main line to service all remaining lots and complete main line loop back to the well house. Individual water service lines will be extended to each lot's property line. Power, phone, and cable t.v. service will be installed within the right of way or conduit will be installed suitable for pulling these utilities upon construction of home on the lot.

Construct a paved walking path from the south entrance at Half Moon Road to the bus turnaround. Construct a paved walking path along the southern edge of Lot 36 from Sawtooth Court to Half Moon Road walking path.

Construct any storm water detention facilities proposed for roadways.

Install additional mailbox units at approved Post Office site or sites.

Construction of second phase will depend upon market conditions. Estimated to be completed by fall of 2017.